

mailed 4/13/93 Bobby Ear Talley Jr 412 Coggeshall St. Oxford, NC 27565

BOOK 626 PAGE 950

NORTH CAROLINA
GRANVILLE COUNTY

THIS DEED, made this the 5th day of April, 1993, by BOBBY EARL TALLEY and wife, MARTHA P. TALLEY, Grantor, to BOBBY EARL TALLEY, JR. and wife, JILL B. TALLEY, Grantee;

WITNESSETH:

That the said Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the said Grantee, as tenants by the entirety, their assigns, and to the survivor, his or her heirs and assigns, a certain tract or parcel of land situate in the City of Oxford, Granville County, North Carolina, and more particularly described as follows:

A certain lot or parcel of land lying and being situate on the west side of Coggeshall Street in the City of Oxford, Granville County, North Carolina, and thus described:

BEGINNING at an iron pin in the west margin of a 5-foot concrete sidewalk along the west margin of Coggeshall Street, the northeast corner of Lot No. 7 on the hereinafter referred to plat; and run thence along and with the line of said Lot No. 7 S 58° 37' W 133.40 feet to an iron pin, the northwest corner of Lot No. 7; thence N 30° 43' W 60.00 feet to an iron pin, the southwest corner of Lot No. 5; thence with the line of said Lot No. 5 N 58° 37' E 132.70 feet to an iron pin, the southeastern corner of Lot No. 5 at the west edge of a 5-foot concrete sidewalk along the west margin of Coggeshall Street; thence with the west side of said 5-foot concrete sidewalk S 31° 23' E 60.00 feet to the point and place of beginning, according to plat and survey prepared by Lemuel H. Jenkins, Professional Engineer, April 8, 1971; and being known and designated as Lot No. 6 of the survey of the Robert G. Lassiter & Co. properties, plat of which is of record in Plat Book 2, page 16, in the office of the Register of Deeds of Granville County.

This is the same parcel of land conveyed to A.H. Waller and wife, Virginia Waller, by deed of record in Deed Book 103, at page 231, Granville County Registry, and is the same lot or parcel of land inherited by Lois Waller, unmarried, from Virginia Waller, late of Granville County, North Carolina.

That situate on the north side of the hereinabove described lot or parcel of land and the south side of Lot #5, there is a joint and mutual concrete driveway and said joint and mutual concrete driveway is subject to all terms and conditions set forth in that agreement which appears of record in Deed Book 189, page 187, Granville County Registry, to which reference is hereby made calling for the maintenance of said driveway by the owners of said Lots Nos. 5 and 6.

For further reference, see Deed Book 244, page 391, Granville County Registry. (3513T)



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OXFORD, N. C.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land,
and all privileges and appurtenances thereto belonging, to the said Grantee as tenants by
the entirety, their assigns, and to the survivor, his or her heirs and assigns, in fee simple
forever.

And the said Grantor covenants with said Grantee that he is seized
of said premises in fee and has the right to convey in fee simple; that the same is free and
clear from all encumbrances, and that he does hereby warrant and will forever defend the
title to the same against the claims of all persons whomsoever.

The designation Grantor and Grantee as used herein shall include
said parties, their heirs, successors and assigns, and shall include singular, plural,
masculine, feminine or neuter as required by context.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set his
hand and affixed his seal, the day and year first above written.

Bobby Earl Talley (SEAL)
Bobby Earl Talley

Martha P. Talley (SEAL)
Martha P. Talley

NORTH CAROLINA

GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid do
hereby certify that Bobby Earl Talley and wife, Martha P. Talley, personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 5th day of April,

Pamela D. White
Notary Public



My commission expires: 10-8-96

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ATTORNEYS AT LAW
OXFORD, N. C.

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Pamela D. White,
a Notary Public in and for the County of Granville, N.C.,
is certified to be correct.
This instrument was presented for registration and filed in
this office by Boyer C. Branch on 5-10-93
This is the 10th day of May, 1993
at 1:14 o'clock P.M.
Boyer C. Branch
Register of Deeds
By Boyer C. Branch
Assistant/Deputy

\$8.00
\$120.00